

 3  1  1

O  
|  
H



# Oriental Road, *Sunninghill*

OSBORNE HEATH



# A two/three bedroom detached bungalow with a private driveway and garage within walking distance of Sunninghill high street. No onward chain.

On the ground floor there is a living room, kitchen, principal bedroom with built-in wardrobes, bathroom and a further double bedroom.

The first floor loft room is currently set up as a bedroom but also makes a good study area.

Outside the property has a private entrance leading to the driveway, garage and wrap around garden. There is also a summer house which is used as storage.

Oriental Road is a small cul-de-sac in the village of Sunninghill, in-between Ascot and Sunningdale where the train stations run services to London, Reading and Guildford. Nearby schools include Charters, St Francis, St Michaels and The Marist. The village has a number of local high street businesses and great restaurants and pubs. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Wentworth Club and Windsor Great Park. Sunninghill is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax band D.









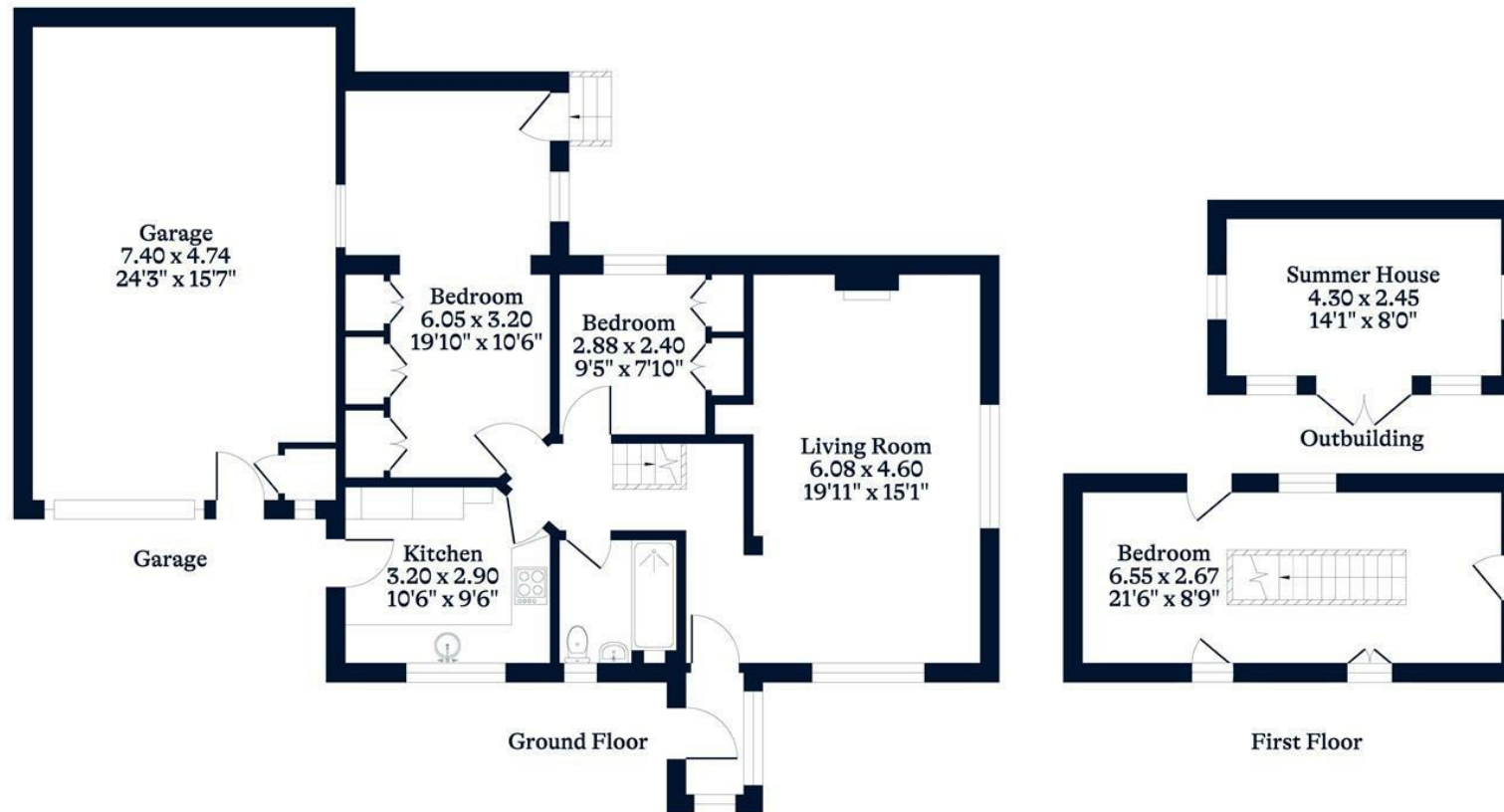
#### APPROXIMATE FLOOR AREA

House - 88.90 sq m - 957 sq ft  
Outbuilding - 10.53 sq m - 113 sq ft  
Garage - 35.07 sq m - 378 sq ft  
Total - 134.50 sq m - 1448 sq ft  
(Gross Internal Area)

O  
H

#### NOT TO SCALE

This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

OSBORNEHEATH.CO.UK